GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Visakhapatnam Metropolitan Region Development Authority - Change of land use from Residential land use to Mixed Land use to an extent of Ac. 35.03 Cts (11 land parcels i.e., A1, A2, B1, B2 and C to I) situated at T.S No. 1/1,2 &4, 220/1, 221/1, 222/1A, 1B & 224 of Dondaparthi Ward and T.S. No. 1, 537/1&2, 538/1 to 5 of Allipur Extension Ward in Visakhapatnam Urban (M), Visakhapatnam District applied by the Chairman, Visakhapatnam Port Trust– Draft variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 85 Dated: 20-02-2019
Read the following:-

1. Letter Rc.No.7154/2017/L8, dt. 10.09.2018 of the Metropolitan Commissioner, VMRDA, Visakhapatnam.
2. Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
3. Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017.
4. Government Memo No. MAU01-28021/39/2018-M SEC-MAUD(M1), Dated: 09.10.2018
5. Notification No.689, Dated:09.10.2018 published in Part-I of Andhra Pradesh Gazette
6. Lr.Rc.No.7154/2017/L4, Dated:01.02.2019 of MC, VMRDA, Visakhapatnam,

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 4th read above was published in the Extra-ordinary issue of Andhra Pradesh Gazette No.689, Part-I, Dated:09.10.2018. In the letter 6th read above the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two widely circulated daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Further, the applicant has paid the conversion charges to VMRDA vide VUDA Receipt No. 1362/2018-19 dated 28.07.2018, and vide VMRDA Receipt No. 2441/2018-19, dated 24.01.2019. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:20.02.2019.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.

The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
The Commissioner, Greater Visakhapatnam Municipal Corporation, Visakhapatnam

Copy to:

The applicant through the the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
The Special Officer & Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District
SC/SF.

//Forwarded :: By Order//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

VARIATION

The site falling in T.S. No. 1/1,2 &4, 220/1, 221/1, 222/1A, 1B & 224 of Dondaparthi Ward and T.S. No.1, 537/1&2, 538/1 to 5 of Allipur Extension Ward in Visakhapatnam Urban (M), Visakhapatnam District admeasuring the net area of Ac.35.03 Cts. (11 land parcels i.e., A1, A2, B1, B2 and C to I). The boundaries of which are given in the schedule below, which was earmarked for Residential Use in the Master Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Mixed Land use as shown in modification of Master Plan Map No.33/2018 of Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam by variation of change of land use, which was shown in Maser Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to the following conditions:-

1. The zoning regulations for mixed land use is as follows:-

   Uses permitted:-All activities [except industries] permitted in Residential, Local commercial, Central commercial uses, Public & Semi public use zone are permissible.
   Permissible uses on appeal of the VUDA:- All activities [except industries] permissible on appeal to the VUDA in Residential use, Local commercial use, Central commercial use, Public & Semi public use zone are permissible.
   Uses prohibited:- All industrial uses are prohibited.

2. the applicant shall handover the road affected area of 11 parcels of land to the local body.
3. the applicant shall obtain approval of building plans for construction of buildings from the authority concerned duly paying necessary charges as the case may be.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam /Greater

Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
6. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
8. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
9. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

I. For the site "A1 & A2" in T. Sy. No. 1/1 of Dondaparthi Ward, Visakhapatnam Urban Mandal, Visakhapatnam to an extent of Ac. 0.40 Cts & Acs. 0.40 Cts.

North : Adavivarm village boundary
East : Visakhapatnam Port Trust Land
South : Existing road proposed to 18 Mts wide Master plan Road
West : Visakhapatnam Port Trust Land

II. For the site "B1 & B2" in T. Sy. No. 1/1 of Dondaparthi Ward, Visakhapatnam Urban Mandal, Visakhapatnam to an extent of Ac. 0.56 Cts & Acs. 0.68 Cts.

North : Existing road proposed to 18 Mts wide Master plan Road
East : Visakhapatnam Port Trust Land
South : Land in Sy. No. 1/6 of Dondaparthi Ward.
West : Existing 9 Mts Road.

III. For the site "C" in T. Sy. No. 1/2 of Dondaparthi Ward, Visakhapatnam Urban Mandal, Visakhapatnam to an extent of Ac. 0.72 Cts.

North : Existing 18 Mts wide Master plan Road
East : Existing 9 Mts Road.
South : Existing road
West : Visakhapatnam Port Trust Land

IV. For the site "D" in T. Sy. No. 1/4 of Dondaparthi Ward, Visakhapatnam Urban Mandal, Visakhapatnam to an extent of Ac. 3.59 Cts.

North : Existing 18 Mts wide Master plan Road
East : Existing 12 Mts Road.
South : Pathway left for weaker section colony
West : Visakhapatnam Port Trust Land

V. For the site "E" in T. Sy. No. 220/1,221/1& 224 of Dondaparthi Ward, Visakhapatnam Urban Mandal, Visakhapatnam to an extent of Ac. 1.73 Cts.

North : Adavivaram Village Boundary & Pathway left for Weaker Section Colony
East : Existing Road.
South : Existing road proposed to 18 Mts wide Master Plan road.
West : Visakhapatnam Port Trust Land

VI. For the site "F" in T. Sy. No. 220/1,221/1, 222/1A, 1B & 224 of Dondaparthi Ward, Visakhapatnam Urban Mandal, Visakhapatnam to an extent of Ac. 17.01 Cts.

North : Existing road proposed to 18 Mts wide Master plan Road
East : Existing 12 Mts Road.
South : Existing 12 Mts road.
West : Existing 12 Mts road.

VII. For the site "G" in T. Sy. No. 224 of Dondaparthi Ward, Visakhapatnam Urban Mandal, Visakhapatnam to an extent of Ac. 0.18 Cts.

North : Adavivaram Village Boundary & Visakhapatnam Port Trust Land
East : Existing Road.
South : Existing 18 Mts road.
West : Visakhapatnam Port Trust Land.

VIII. For the site "H" in T. Sy. No. 537/1,2 & 538/1,2,3,4,5 of Allipur Extension Ward, Visakhapatnam Urban Mandal, Visakhapatnam to an extent of Ac. 9.60 Cts.

North : Existing 9 Mts road
East : Existing 9 Mts Road.
South : Existing road proposed to 18 Mts wide Master Plan road and existing 9 Mts road.
West :Existing road proposed to 18 Mts wide Master Plan road, Residential built-up area.

IX. For the site "I" in T. Sy. No. 1 of Allipur Extension Ward, Visakhapatnam Urban Mandal, Visakhapatnam to an extent of Ac.0.16 Cts.

North : Adavivaram Village Boundary
East : Visakhapatnam Port Trust land boundary.
South : Existing 18 Mts wide Master Plan road.
West :Visakhapatnam Port Trust Land.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER